

INDUSTRIAL
OFFICE
RETAIL

TO LET

A LIGHT INDUSTRIAL / WAREHOUSE UNIT IN A CONVENIENT TOWN CENTRE LOCATION

Approx. 84 sq.m (907 sq.ft) plus Mezzanine Storage of 22 sq.m (241 sq.ft)
Totally some 106 sq.m (1,141 sq.ft) with Car Parking

**UNIT 11 HANBURY BUILDINGS, BRADLEY LANE
NEWTON ABBOT, DEVON, TQ12 1LZ**



A conveniently located Industrial unit with ground Warehouse / Workshop area plus a part Mezzanine Floor and Car Parking in a shared car park. The premises are in Bradley Lane, just off the town centre by the Asda Store, and would suit a variety of users including storage / mail order or light manufacture.

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M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The premises are located in a central position just off the town centre at the end of Bradley Lane, just past the new Asda Store. Approached through the site car park the unit is located at the rear of the main brick and stone built factory/mill complex, being the first Unit in a modern terrace of 3 units. The premises occupy a convenient location in the centre of Newton Abbot and yet just 1 mile from the A380 Exeter to Torquay trunk road, joining with the M5 Motorway at Exeter, or approximately 6 miles from the A38 at Drum Bridges roundabout/ Heathfield junction. Exeter is approximately 15 miles distant with Torquay approximately 8 miles distant.

Newton Abbot is a busy market town, being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12.5 miles of the centre. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area. The premises would suit a variety of potential users, including engineering, light manufacture, mail order or as a Trade Counter.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Workshop 11.99m x 7.03m (39'4" x 23.0") max

Accessed through the car park area to an open fronted but covered entrance area which then leads to main workshop via a roller shutter door providing vehicular access to the workshop area. Glazed door with window adjoining. Overhead lighting and power points as fitted. Concrete floor.



Toilet

Low level W/C suite with wash hand basin.

Mezzanine Floor 7.27m x 3.09m (23'10" x 10'2") max

Located in the rear corner with a steel staircase leading up from the workshop area. Currently the floor has some basic partitioning to create 2 offices and a storage area but this can be removed if not required. Power and lighting as fitted.

EXTERNALLY

Car parking is available within the shared site car park area adjoining the building.

SERVICES

We understand that mains water, drainage and electricity (including 3 phase) are available.

RENT AND TENURE

£8,950 pax plus VAT is sought. The premises are available on a new 6 year FRI lease with an upwards only rent review at the end of the third year, plus a mutual break clause at the mid way point with 6 months prior written notice. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

LEGAL COSTS

The ingoing tenant to make a contribution of £395 plus VAT towards the landlords' legal fees, including abortive costs.

RATES

Rateable Value: - £6,300 (2023 Valuation)

We understand that Rate reductions of up to 100% are available to qualifying Business under the small Business Rate Relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council (01626 361101)

COMMERCIAL EPC

A Commercial EPC has been obtained, a summary is below, with a full version available on the web site. The Rating: E 102

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0813)



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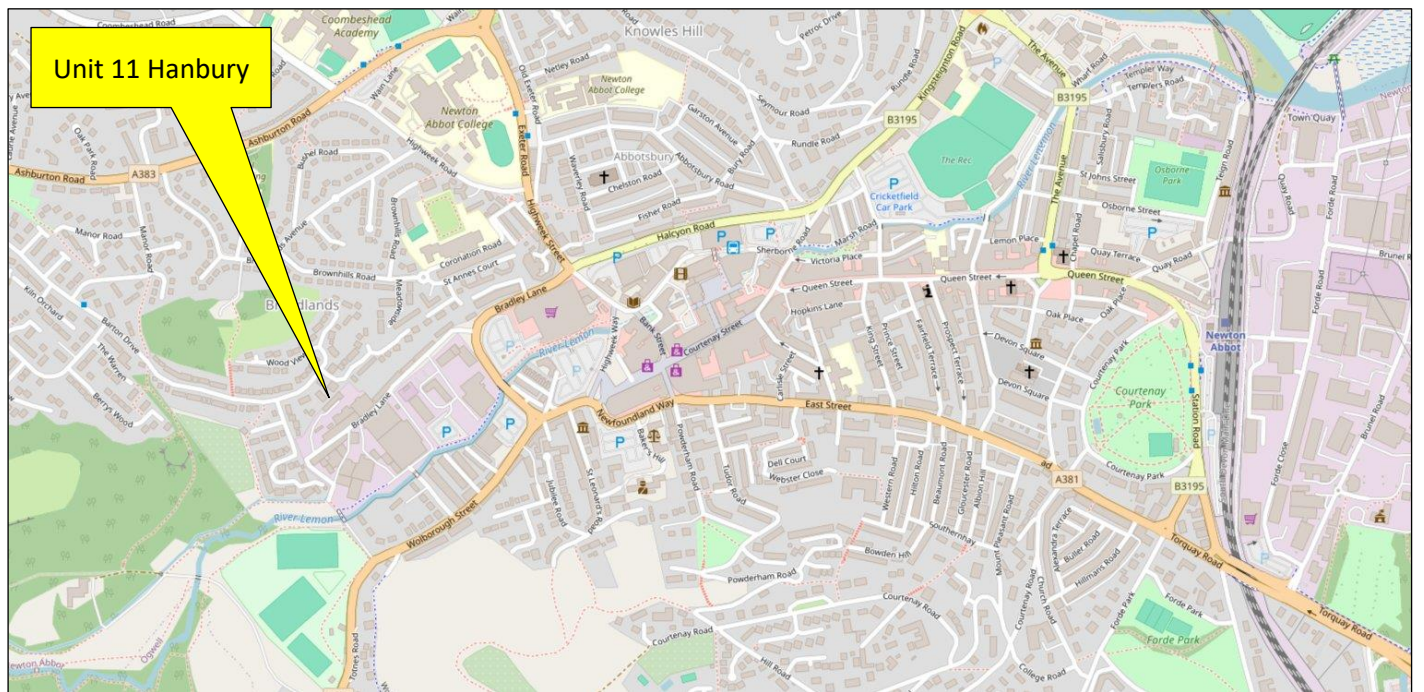
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.